

Property Address 16640 Georgia Avenue, Olney vicinity, Montgomery County
Owner Name/Address Clyde and J.A. Tavenner / 15309 Delphinium Lane, Rockville, Maryland 20853
Year Built Between 1866 and 1878

Description:

The Hyatt/Barnesley House, constructed between 1866 and 1878, was previously surveyed by the Montgomery County Historic Preservation Commission in 1982. The house is a 2-story, 5-bay vernacular residence on the west side of Georgia Avenue in the Olney vicinity, Montgomery County. The original portion of the building is a side-gable section, while a 2-story front-gable addition was constructed on the south side of the original section circa 1925. The result is an L-shaped building.

The structure is of wood-frame construction with a standing-seam metal roof, vinyl siding, and a stone foundation under the original section, while the front-gable addition has a concrete block foundation. The windows are all vinyl 1/1 double-hung replacements. An interior brick chimney is located at the intersection of the front and side-gable sections. An exterior brick chimney is located on the rear elevation of the original section. The house has a 1-story hipped roof porch on the front elevation of the original section and a 1-story gable roof porch on the south elevation of the side-gable addition. Both porches have concrete floors, square wood posts and simple wood railings.

The east, or front facade has an entrance centrally located on the original side-gable section. The entrance is a vinyl door with 9-lights and an aluminum storm door. Two double-hung windows flank the entrance, while the second story has two double-hung windows vertically aligned over the first story windows. The front-gable section has two double-hung windows on both the first and second stories, while the attic level has a single double-hung window in the gable end. All windows on the front elevation, with the exception of the small window in the gable end, have vinyl shutters.

The south elevation of the original side-gable section is covered by the front-gable addition. The south elevation of the front-gable section has the 1-story gable porch centered on the facade. Within the porch is a 4-light wood panel door with an aluminum storm door. Two double-hung windows are located on both the first and second stories of the elevation.

The rear, or west elevation consists of the side-gable and projecting front-gable sections. A 2-story shed roof addition is located at the intersection of the two sections. The rear elevation of the original front-gable section has a metal bulk-head door on the basement level and two double-hung windows on each floor. The front-gable section has three double-hung windows on each floor, while a single double-hung window is located on the attic level.

The north elevation of the original side-gable section has a single double-hung window with vinyl shutters on the first story and a vinyl attic ventilator in the gable end. The north elevation of the front-gable section has no fenestration.

There is one outbuilding associated with this property. A garage, with a front-gable roof covered with asphalt shingles, is located immediately southwest of the house. Constructed circa 1925, it is of wood-frame construction with vinyl siding. The structure has sliding double doors on the east elevation and a vinyl door on the north elevation.

The property is located at the northwest corner of the intersection of Georgia Avenue (and the Georgia Avenue access road) and Tavenner Court. The property containing the Hyatt/Barnesley House is part of a subdivision of 2.2 hectares (5.4 acres) of land. According to subdivision plats, the subdivision was approved in 1994 and the lot containing the Hyatt/Barnesley House is referred to as lot #29 and labeled as "residue." The subdivision contains a total of 9 lots known as Tavenner Landing and is part of a larger subdivision called Brooke Manor Farms. There are two recently constructed single-family houses within the development. The lot of the Hyatt/Barnesley House has been reduced in size from .82 hectares (2.0365 acres) at the time of the prior survey to .19 hectares (.47 acres).

Property Address 16640 Georgia Avenue, Olney vicinity, Montgomery County
Owner Name/Address Clyde and J.A. Tavenner / 15309 Delphinium Lane, Rockville, Maryland
Year Built Circa 1875

National Register Evaluation:

Constructed between 1866 and 1878, the Hyatt/Barnesley House Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as its material integrity has been compromised by the application of vinyl siding, replacement of all of the windows with vinyl double-hung units and the replacement of porch materials. In addition, the setting of the property has been altered through the reduction of lot size and construction of a residential subdivision adjacent to the house. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

Bibliography:

Hopkins, G.M. [1879] 1975. *Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland*. Reprint. Rockville, Maryland: Montgomery County Historical Society.

Land Records of Montgomery County, Maryland.

Martenet, Simon J. [1865] 1975. *Martenet and Bond's Map of Montgomery County, Maryland*. Reprint. Rockville, Maryland: Montgomery County Historical Society.

MHT CONCURRENCE:

Eligibility recommended X not recommended

Criteria A B XC D Considerations A B C D E F G None

Comments: _____

Alfonso
Reviewer, Office of Preservation Services

1/5/99
Date

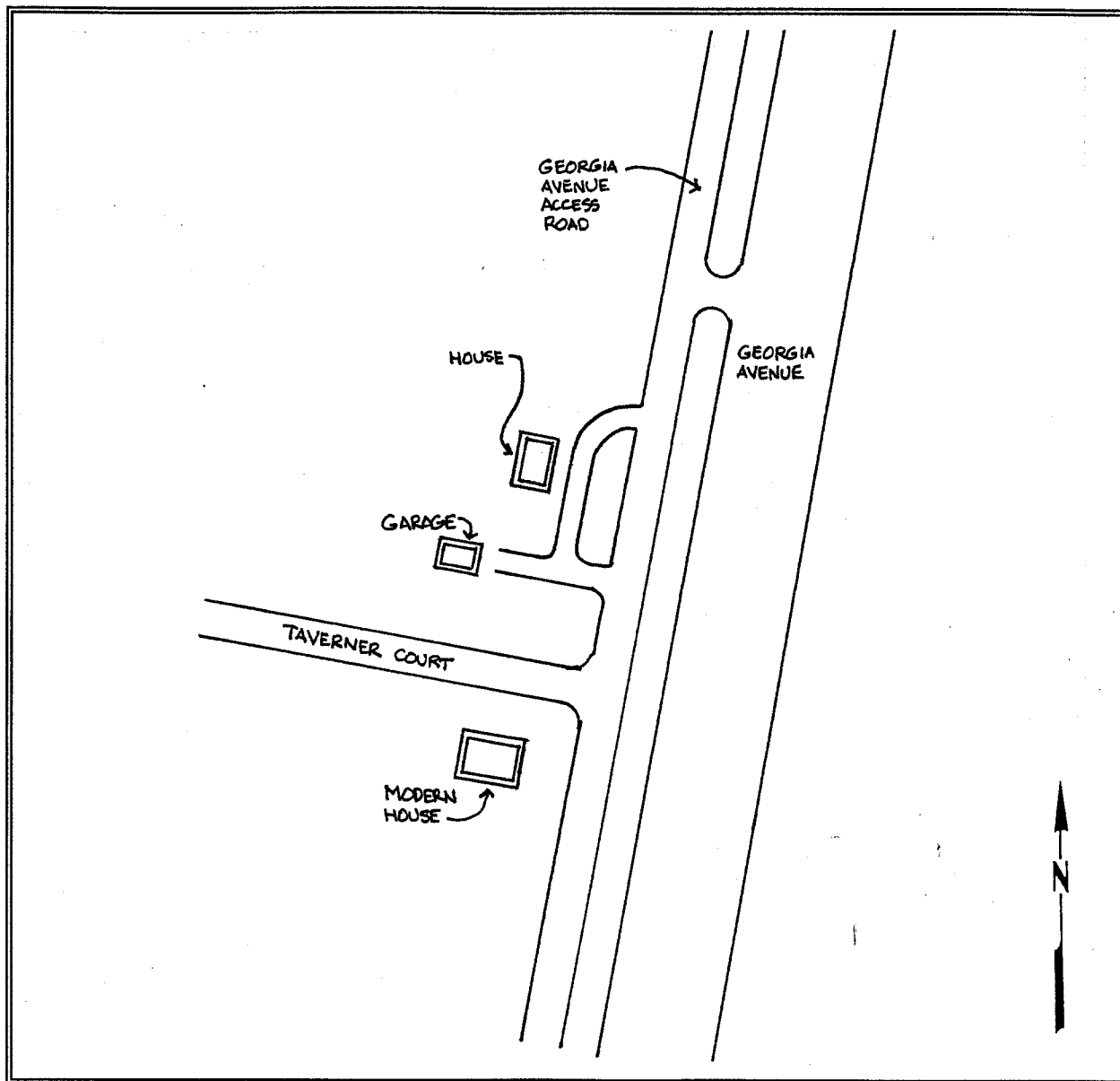
B. Kuntze
Reviewer, NR program

1/5/99
Date

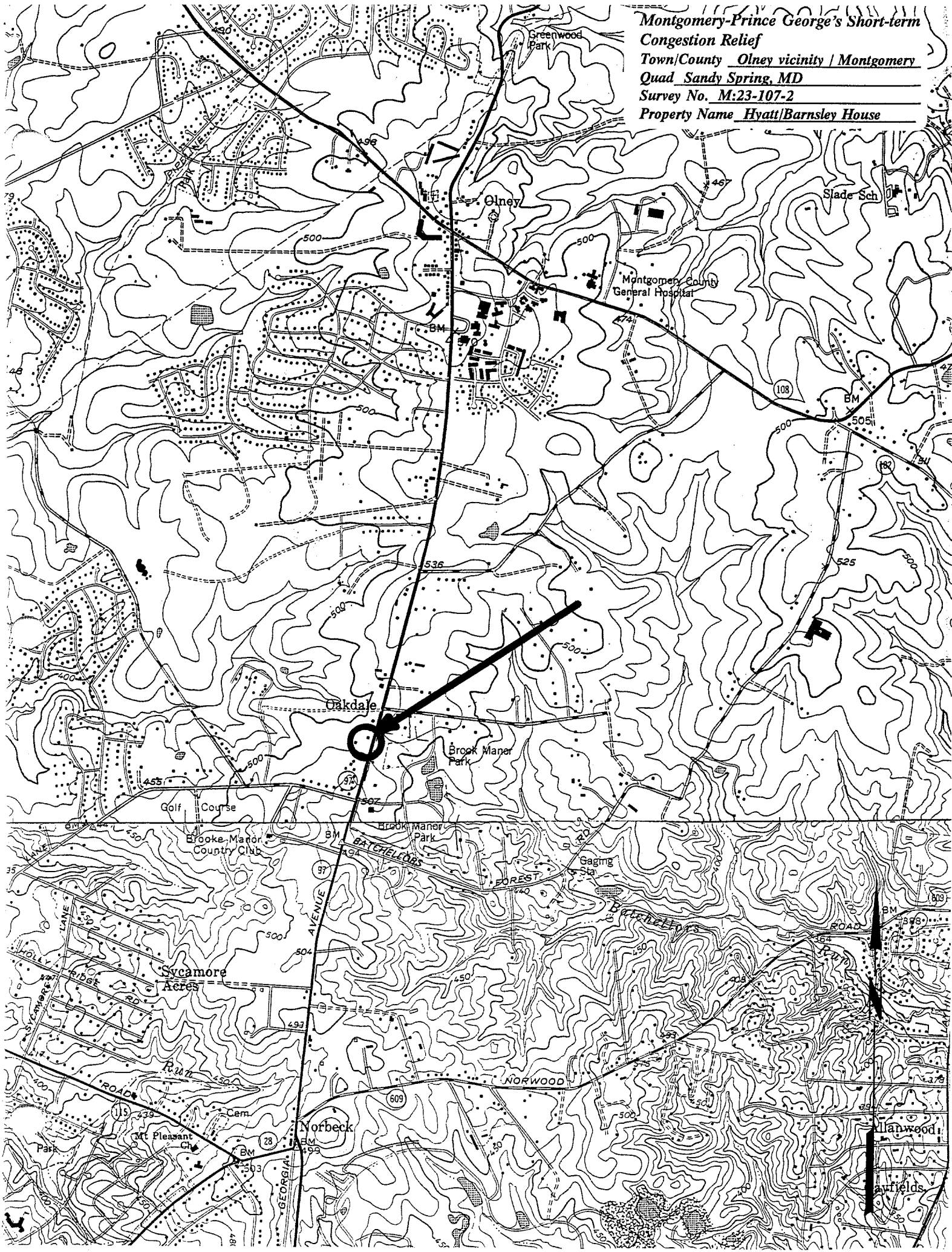
gms

Property Address 16640 Georgia Avenue, Olney vicinity, Montgomery County
Owner Name/Address Clyde and J.A. Tavenner / 15309 Delphinium Lane, Rockville, Maryland
Year Built Circa 1875

Resource Sketch Map:



Montgomery-Prince George's Short-term
Congestion Relief
Town/County Olney vicinity / Montgomery
Quad Sandy Spring, MD
Survey No. M:23-107-2
Property Name Hyatt/Barnsley House





M-23-107-2

GEORGE W. HYATT HOUSES (16640 GEORGETOWN AVE)

MONTGOMERY CO., MD

TIM TAMBURRING

4-98

MARYLAND SHPO

FRONT ELEVATION

1/9



M-23-107-2

GEORGE W. HYATT HOUSES (16640 GEORGIA AVE)

MONTGOMERY CO., MD

TIM TANBURNING

4-98

MARYLAND SHPO

SOUTHEAST CORNER

2/9



M-23-107-2

GEORGE W. HYATT HOUSE (16640 GEORGIA AVE)

MONTGOMERY Co., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

SOUTH ELEVATION

3/9



M-23-104-2

GEORGE W. HYATT HOUSES (116 & 40 GEORGIA AVE)
MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

SOUTHWEST CORNER

419



M-23-107-2

GEORGE W. HYATT HOUSES (16640 GEORGIA AVE)

MONTGOMERY CO., MD

TIM TAMBURRING

41-98

1990

MARYLAND SHPO

REAR (WEST) ELEVATION

5/9



M-23- 137-2

GEORGE W. HYATT HOUSES (16644 GEORGIA AVE)

MONTGOMERY CO., MD

TIM TAMBUCCINO

4-98

MARYLAND SHPO

NORTHWEST CORNER

6/9



M-23-107-2

GEORGE W. HYATT HOUSE (16640 GEORGIA AVE)

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

070073 2 0 0 0

MARYLAND SHPO

NORTH ELEVATION

719



M-23-107-2

GEORGE W. HYATT HOUSES (16640 GEORGIA AVE)

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

10700271 R N H 1000

MARYLAND SHPO

GARAGE, NORTH ELEVATION

8/9



M-23-107-2

GEORGE W. HYATT HOUSES (16640 GEORGIA AVE)

MONTGOMERY CO., MD

TIM TANBOKRINO

4-98

0590271 MNR 12

MARYLAND SWPC

GARAGE, EAST ELEVATION

90F9

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Hyatt/Barnesley House (George W. Hyatt Houses)

and/or common

2. Location

street & number 16640 Georgia Ave. ☐ not for publicationcity, town Olney ☐ vicinity of congressional district 8thstate Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Clyde H. Tavennerstreet & number 16640 Georgia Ave telephone no.:city, town Olney state and zip code Maryland, 20832

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Court House liber 5162street & number folio 6city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title MNCPPC Historic Sites Inventorydate 1976 ☐ federal ☒ state ☒ county ☐ localdepository for survey records Park Historian's Officecity, town Rockville state Maryland

M.23-107-2

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div>(Check One)</div> <input type="checkbox"/> Altered <input type="checkbox"/> Uncluttered
<div>(Check One)</div> <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site	
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>Hopkins Atlas of 1878 shows three buildings here at Oakdale, nearly opposite Emory Church Rd. There are also three adjacent structures in 1975. The first, 16640 Georgia Ave., is a two-part, two-story frame house with a three-bay main (east) facade in the older section. Built onto the south end of this is a section with two bays on the east facade. Like the main part this also has six-over-six windows and a central entrance (on the south facade.) Chimneys are internal.</p> <p>The third building is an antique store complex that may incorporate the blacksmith shop shown on the 1878 map. The brick sections are all twentieth-century, but there is a very attractive small barn behind the store that dates from an early period.</p> <p>Across Georgia Ave. from these buildings is the Emory M.E. Church, a beautiful Shingle-Style country church built in 1914. It features patterned shingles, stained glass, and ornately carved posts that support the belfry. The cornerstone refers to an earlier church of 1801.</p>	

SEE INSTRUCTIONS

3. Significance

Survey No.

M:23-107-2

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Hyatt/Barnesley house is significant as an example of vernacular architecture typical of that constructed in Montgomery County from the mid-nineteenth through the early twentieth centuries. This was one of a number of houses built along this road by George W. Hyatt. The house was built sometime between 1866 and 1878.¹ According to the Martenet & Bond map of 1865, George Hyatt ran a store and post office located at the intersection of the Washington-Brookeville Turnpike and the the road to Laytonsville (Rt. 97 & Rt. 108). He also had a blacksmith shop located near the house.

In 1883, George died. As directed, the executors of his will sold the house along with his other properties and distributed the proceeds amongst George's family. The house, resting on one acre of a tract of land referred to as "Bradford's Rest," was sold to Charles W. Barnesley for \$400 in May of 1883.³ The Barnesley family had been prosperous farmers in the area for many years. Charles had received from his father, that same year, the farm just south of the house. In April of 1905, Charles sold the house to Walter and Elizabeth Ealy.⁴ In 1909, after the death of her husband, Elizabeth sold the house to George Hutchinson and his wife, Elizabeth.⁵ George died in 1936 leaving the house to Lewis Robert Hutchinson and Mollie Hutchinson.⁶ They sold the house that same year to William F. Shaw.⁷ In 1938, Shaw sold the house and it passed through a succession of owners until June of 1978 when it was sold to the present owners, Clyde and Josephine Tavenner.⁸

¹Date given is based on the fact that the house appears on the 1878 county map but not the map of 1865.

²Will RWC 6/294, Mont. Co. Register of Wills.

³Deed EBP 28/438, Mont. Co. Land Records.

⁴Deed 182/95, " "

⁵Deed 210/119, " "

⁶Deed 634/146, " "

⁷Deed 652/118, " "

⁸Deed 5162/6, " "

9. Major Bibliographical References

Survey No. M: 23-107-2

Mont. Co. Land Records
Mont. Co. Register of Wills

10. Geographical Data

Acreage of nominated property 2.03 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Catherine Crawford

organization Mont. Co. Hist. Preservation Commission date 10/82

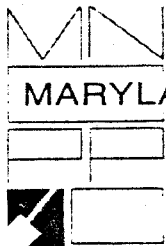
street & number telephone

city or town Rockville state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

RECEIVED

MEMORANDUM

March 21, 1986 MAR 24 1986

MARYLAND HISTORICAL
TRUST

TO: Richard Ferrara, Director
Department of Housing and Community Development
John L. Menke, Director
Department of Environmental Protection
✓ J. Rodney Little, Director
State Historic Preservation Office
Philip Cantelon, Chairperson
Historic Preservation Commission

FROM: Melissa C. Banach, Coordinator
Community Planning North

SUBJECT: Preliminary Draft Amendment to the Master Plan for
Historic Preservation: Northern and Eastern
Montgomery County Resources

I am pleased to transmit to you this Preliminary Draft
Amendment to the Master Plan for Historic Preservation:
Northern and Eastern Montgomery County Resources.

This document contains the recommendations of the Montgomery County Historic Preservation Commission on approximately 80 historic sites located in the Olney, Sandy Spring, Aspen Hill, and Burtonsville areas of the County.

The Montgomery County Planning Board will hold a public hearing on this Preliminary Draft Amendment on Monday, April 21, 1986, at 7:30 P.M., in the Auditorium of the Montgomery Regional Office at 8787 Georgia Avenue, Silver Spring, Maryland.

Should you have any questions concerning this specific Preliminary Draft Amendment, please do not hesitate to contact Marty Reinhart at 495-4565.

MCB:MR:dws
Attachment

PRELIMINARY DRAFT

AMENDMENT TO THE APPROVED AND ADOPTED
MASTER PLAN FOR HISTORIC PRESERVATION IN
MONTGOMERY COUNTY, MARYLAND

NORTHERN AND EASTERN
MONTGOMERY COUNTY HISTORIC RESOURCES

Including sites located in the Olney, Sandy Spring,
Aspen Hill, Norbeck and Burtonsville Areas

March 1986

An amendment to the 1980 Olney Master Plan, 1980 Sandy Spring/
Ashton Special Study Plan, 1970 Aspen Hill Master Plan, and the
1981 Eastern Montgomery County Master Plan; being also an
amendment to the General Plan for the Physical Development of the
Maryland-Washington Regional District and to the Master Plan of
Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910-3760

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3090

APPENDIX A

SITES NOT RECOMMENDED FOR REGULATION UNDER THE
HISTORIC PRESERVATION ORDINANCE CHAPTER 24A OF THE
MONTGOMERY COUNTY CODE

The following sites have been reviewed by the Montgomery County Historic Preservation Commission and were found not to merit designation of the Master Plan for Historic Preservation. If not included in the Master Plan, these resources may be removed from the Locational Atlas and Index of Historic Sites in Montgomery County. If removed from the Locational Atlas, the sites will no longer be governed by the Moratorium on Alteration and Demolition, Section 24A-10 of the County's Historic Preservation Ordinance. The sites will, however, remain on the Maryland Historical Trust's Inventory.

The following sites were found by the Preservation Commission to be too greatly altered from the period of their architectural or historical significance or not to meet Ordinance criteria for designation.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>
15/31	Tyson House (Mrs. W. Chandlee House)	18600 Brooke Rd., Ashton
13/32	Brinklow Store & Post Office	18930 New Hampshire Ave. Brinklow
15/40	Rawlings Mill House	1820 Tucker Lane, Ashton
15/44	Pat Cuff House	1515 Ednor Rd., Ednor
15/48	Chimney Ruins	Oak Hill Rd.-North of Rt. 198, Spencerville
15/51	Drayton	16000 Oak Hill Road, Silver Spring
15/57	Murphy Ford Log House	16500 Block of Batson Rd., Spencerville
15/70	Harriet Lea House	18900 New Hampshire Ave., Brinklow
23/1	Gaither/Gray House	24241 Hipsley Mill Rd., Gaithersburg
23/2	Leamon/Faucett House	24405 Hipsley Mill Road, Gaithersburg
23/3	Dennis Thomas House	24501 Hipsley Mill Road, Laytonsville

M.23-107-2

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>
23/91	Chandlee Miller's House	19320 Chandlee Mill Road, Sandy Spring
23/94	Avalon	1601 Olney-Sandy Spring Road, Sandy Spring
23/96	Brooke Grove	End of Brooke Grove Road North of Rte. 108, Olney
23/98	Olney Historic District	Crossroads of Georgia Ave., and Rte. 108/Olney- Laytonsville Road
23/99	Samuel White House	4000 Olney-Laytonsville Road, Olney
23/107-2	Hyatt/Barnesley House	16640 Georgia Avenue, Olney
23/108	Brooke Manor/James Barnesley House	16300 Georgia Avenue, Olney
23/113	Norbeck Historic District	Crossroads of Georgia Avenue and Norbeck Rd.
23/116	Woodburn	16320 Batchellors Forest Road, Olney
23/117	Flint Hill I	Norbeck Road, Sandy Spring
27/8	Oak Lea Farm	14700 Argyle Club Road, Silver Spring
27/14	Houses at Layhill and Atwood Roads	Vicinity of Layhill and Atwood Roads, Silver Spring
28/4	Phillip T. Stabler Farm (Ruins)	New Hampshire Avenue near Rte. 108, Ashton
28/21	Bonifant Houses & Cemetery	1111 and 520 Bonifant Road, Layhill

M:23-107-2

FOR ADDITIONAL INFORMATION

See correspondence dated April 8, 1987

ACTION TAKEN

The following sites will be removed from the
Locational Atlas.

23/1	23/28	23/96
23/2	23/32	23/98
23/3	23/43	
23/4	23/44	*23/98-3
*23/5	*23/50	23/99
		23/107-2
	23/52	
23/10		*23/110
	23/55	
*23/14		23/113
	23/56	
23/16		23/114
	23/59	
23/20		
	23/61	
23/22		
	23/74	23/116
23/25		
	23/88	23/117